

SF Forms and UCC Comparative Educational Manual — Edition v3.2

For Educational Purposes Only — Non-Legal Tender / For Value Only / Non-Negotiable

Appendix C — Private-Trust Home Purchase Demonstration (Educational Example)

Purpose:

This appendix demonstrates how a private trust may conceptually structure a lawful, non-legal-tender transaction to acquire real property using the same principles of offer, acceptance, and balance restoration discussed throughout this manual. It is written for educational and fiduciary training purposes and does not constitute a commercial conveyance or legal contract.

1. Structure of the Example

1. Trust as Purchaser: CHRISTOPHER KARLS SISNEROS TRUST, acting through Trustee Chris Magis Nero ©, serves as purchaser.
2. Seller as Counterparty: John and Mary Example, offering a residence for sale at an agreed value.
3. Pass-Through Fiduciaries (Illustrative): Example Title Company, LLC (Escrow Agent); Heritage Bank Escrow Division (Pass-Through Fiscal Agent).
4. Instrument Used: Trust Promissory Note or Letter of Credit, marked 'For Value Only — Non-Legal Tender / Non-Negotiable'.
5. Supporting SF Forms: SF-1414, SF-1416, SF-1418, and SF-30 for Offer, Guaranty, Performance, and Final Settlement.

2. Flow of the Transaction

1. Offer (SF-1414): The Trust issues a written offer showing good-faith assurance of performance.
2. Acceptance: The seller acknowledges the offer; terms are recorded privately.
3. Performance: The Trust tenders its Promissory Note — For Value Only through Example Title Company and Heritage Bank Escrow Division.
4. Settlement (SF-30): Once conditions are fulfilled, the deed transfers; SF-30 records closure, restoring the account to zero.

3. Role of the Pass-Through Fiduciary

Example Title Company holds instruments in escrow, confirms signatures, and delivers the deed. Heritage Bank Escrow Division acts as pass-through fiscal agent, confirming credit acknowledgment between private and public registries. Both act ministerially to ensure lawful transparency and harmony between systems.

4. Fiduciary Commentary

All instruments bear markings 'Non-Legal Tender / For Value Only / Non-Negotiable'. The Trustee acts as fiduciary banker for the private trust; no banker signature is required unless public monetization is sought. The fiduciary pass-through ensures lawful recognition and closure within public record, preserving equity and accountability.

Educational Notice:

This demonstration shows how a private-trust home acquisition may operate through a title company and bank fiduciary as lawful pass-through conduits for settlement and balance. It is for educational illustration only and carries no commercial or legal effect.